

041.0

Map

0001

Block

0005.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,423,400 /

USE VALUE: 1,423,400 /

ASSESSed: 1,423,400 /

Total Card /

Total Parcel

1,423,400

1,423,400

1,423,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		PARK ST, ARLINGTON

OWNERSHIP

Owner 1:	53 PARK ST LLC			
Owner 2:				
Owner 3:				
Street 1:	81 WINCHESTER RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	ALESSE STEPHEN K -		
Owner 2:	ALESSE KATHRYN M -		
Street 1:	81 WINCHESTER ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .259 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1855, having primarily Asbestos Exterior and 5674 Square Feet, with 5 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 24 Rooms, and 9 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		11284		Sq. Ft.	Site		0	80.	0.67	1									606,817						606,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	11284.000	816,600		606,800	1,423,400
Total Card	0.259	816,600		606,800	1,423,400
Total Parcel	0.259	816,600		606,800	1,423,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	250.86	/Parcel:	250.86

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	816,600	0	11,284.	606,800	1,423,400		Year end	12/23/2021
2021	111	FV	816,600	0	11,284.	606,800	1,423,400		Year End Roll	12/10/2020
2020	111	FV	773,700	0	11,284.	606,800	1,380,500	1,380,500	Year End Roll	12/18/2019
2019	111	FV	703,500	0	11,284.	644,700	1,348,200	1,348,200	Year End Roll	1/3/2019
2018	111	FV	703,500	0	11,284.	470,300	1,173,800	1,173,800	Year End Roll	12/20/2017
2017	111	FV	658,800	0	11,284.	409,600	1,068,400	1,068,400	Year End Roll	1/3/2017
2016	111	FV	658,800	0	11,284.	348,900	1,007,700	1,007,700	Year End	1/4/2016
2015	111	FV	591,600	0	11,284.	341,300	932,900	932,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALESSE STEPHEN	72434-95	1	4/9/2019	Convenience		1	No	No	
ROBERTO ROBERT	30146-399		5/7/1999		530,000		No	No	
	19244-12		8/1/1988			1	No	No	A

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALESSE STEPHEN	72434-95	1	4/9/2019	Convenience		1	No	No	
ROBERTO ROBERT	30146-399		5/7/1999		530,000		No	No	
	19244-12		8/1/1988			1	No	No	A

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALESSE STEPHEN	72434-95	1	4/9/2019	Convenience		1	No	No	
ROBERTO ROBERT	30146-399		5/7/1999		530,000		No	No	
	19244-12		8/1/1988			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2004	189	Re-Roof	12,500					

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2019	I & E Return	MM	Mary M
11/27/2018	MEAS&NOTICE	CC	Chris C
4/7/2009	Measured	197	PATRIOT
4/29/2000	Missed Appt.	264	PATRIOT
3/2/2000	Measured	264	PATRIOT
2/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

